

OWNER'S STATEMENT

Certificate of record owner and security holder

We the undersigned hereby certify, that as of the date of recordation of this Condominium Plan, to being the record owners and holders of security interests in the real property described herein. We also hereby certify to the consent of the recordation of this Condominium Plan pursuant to Chapter 1, Title 6, Part 4, Division Second, California Civil Code, by the County Recorder, Mono County, California.

RECORD OWNER: JUNIPER PROPERTIES, INC., A CALIFORNIA CORPORATION


DANA C. SEVERY, Vice President

State of California }
County of Mono } ss.

On February 6, 1998 before me,Susan H. O'Brien

a Notary Public in and for said County and State, personally appeared

DANA C. SEVERY

☐ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and (optional) official seal:

Susan H. O'Brien Susan H. O'Brien
Notary Public (sign) and print name)

My commission expires: April 13, 2001County of my principal place of business: MonoNOTES AND DEFINITIONS

This is a plan for a Condominium "Project" as those terms are used and defined in Title 6, Part 4, Division Second, of The California Civil Code.

- "Property" shall refer to all of that certain real property as described in legal description hereon.
- "Phase Two of the condominium project" contains 83 "residential air space" units numbered 221, 230 through 247, 249, 251, 321, 330 through 347, 349, 351, 421, 430 through 447, 449, 451, 521, 530 through 547, and 549 and also contains the "common area" and "exclusive use common area(s)" as designated herein.
- "Phasing air space" shall refer to that portion of the "Phase One of the condominium project" reserved for future construction phases, and shall be identified herein as "Phasing Air Space Unit A"
- "Residential unit" shall refer to a unit designated for use as a residence and shall be identified herein by a unit number.
- "Common area" shall refer to all portions of the "property" excepting the "residential units".
- "General common area" shall refer to all of the "common area" except for the "exclusive use common area(s)".
- "Exclusive use common area" ("EUCA") shall refer to those portions of the "common area" which are designated herein for the exclusive use of one (1) or more but fewer than all of the owners of the separate interests. The "exclusive use common area" and "units", the owners of which shall be entitled to the exclusive use thereof, are identified as follows:
 - "Balcony area" shall refer to portions of the "common area" designated for use as a patio on the first floor and as a balcony on the remaining floors. The exclusive use of these areas shall be reserved to the owner of a particular "residential unit" and designated by the letter "B" followed by the "residential unit" number to which the patio or balcony is appurtenant.
 - "Commercial general area" shall refer to those certain portions of the "common area" and are designated for use as areas for housekeeping/maid services, food and beverage service and preparation, vending, storage, or other related commercial use purposes. The exclusive use of which areas shall be reserved to the owner of "commercial air space" Unit C1 of "Phase One of the condominium project" and designated by the letters "CG".
 - "Commercial parking area" shall refer to that certain portion of the "common area" and is designated for use as an area for parking and related purposes. The exclusive use of which area shall be reserved to the owner of "commercial air space" Unit C1 of "Phase One of the condominium project" and designated by the letters "CP".
 - "Residential parking area" shall refer to those certain portions of the "condominium common area" and are designated for use as areas for parking and related purposes. The exclusive use of which areas shall be reserved to the owners of the "residential air space" units and designated by the letters "RP".
 - "Residential storage area" shall refer to those certain portions of the "condominium air space" and are designated for use as areas for storage purposes. The exclusive use of which areas shall be reserved to the owners of the "residential air space" units and designated by the letters "RS".
- "Unit" shall refer to the elements of a condominium not owned in common with the owners of other condominium units in this "project" and shall consist of fee ownership in a "residential air space", "commercial air space", or "phasing air space". The following are not a part of a "unit": bearing walls, beams, columns, floors, roofs, foundations, central heating, reservoirs, tanks, pumps, and other central services, pipes, ducts, flues, chutes, conduits, wires, and other utility installations.
- For further definition of terms not otherwise defined on this map, refer to the Declaration of Covenants, Conditions and Restrictions establishing a plan of condominium ownership for this "project" recorded in Volume 788, Page 91 and Declaration of Annexation thereto recorded in Volume 789, Page 362 of Official Records on file in the office of the Mono County Recorder.
- All dimensions except subdivision boundaries are approximate as provided in Section 1351(e) of the California Civil Code.
- All lines defining condominium ownership areas intersect at 90° unless noted otherwise.
- Ties to building are to basement exterior walls.

13. In interpreting deeds and plans, the existing physical boundaries of the unit or of a unit reconstructed in substantial accordance with the original plans thereof, shall be conclusively presumed to be its boundaries rather than the metes and bounds expressed in the deeds and plans, regardless of settling or lateral movements of the building, and regardless of minor variance between boundaries shown on the plan or in the deed and those of the building.

RECORDER'S CERTIFICATE

Document No. 0835 filed this 11th day of February, 1998, at 1:11 P.M., in Book 2 of Condominium Plans at Pages 19-19D at the request of Triad/Holmes Associates.

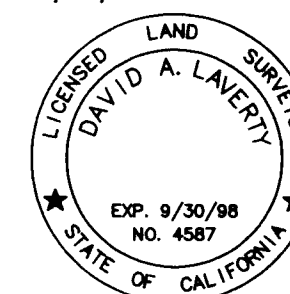
Renn Nolan
County Recorder

By: Sara M. Miller
Deputy County Recorder

SURVEYOR'S STATEMENT

I hereby state that I am a Licensed Land Surveyor of the State of California and that this plan consisting of 5 sheets correctly represents: (1) A true and complete survey of the perimeter of the project, Lot 2 of Tract No. 36 - 181, made under my supervision in February, 1997; and (2) the proposed locations of air spaces and buildings.

2/10/98
Date



David A. Laverty, L.S. 4587
Expires 9/30/98

LEGAL DESCRIPTION

Lot 2 of Tract No. 36 - 181 as recorded in Book 10, Page 40 of Tract Maps, on file in the office of the County Recorder, Mono County, California. TOGETHER WITH "Phasing Air Space Unit A" as shown and delineated on that certain Condominium Plan entitled, "Condominium Plan for Phase One of Juniper Springs Lodge" (The Plan) filed for record on February 5, 1998 in Book 2, Page 18 of Condominium Plans in the office of said County Recorder.

CONDOMINIUM PLAN FOR
PHASE TWO OF
JUNIPER SPRINGS LODGE

TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA
BEING A SUBDIVISION OF LOT 2, TRACT NO. 36 - 181,
PER BOOK 10 OF TRACT MAPS, PAGE 40.